

JUN 10 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIE
AND CONDOMINIUM HOTELS



Maria Gallo

From: Jean [REDACTED]
Sent: Tuesday, June 9, 2026 10:17 PM
To: Maria Gallo
Subject: Public Comment Submission Proposal for a Nevada Homeowner Rights and Responsibilities Guide

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Dear Ms. Gallo,

Please accept the attached public comment for the June 9, 2026 meeting of the Nevada Commission for Common-Interest Communities and Condominium Hotels.

I respectfully request that this comment be included in the meeting record.

Thank you for your time and assistance.

Sincerely,

Jean Coquilla

[REDACTED]

Public Comment Submission
Nevada Commission for Common-Interest Communities and Condominium Hotels
June 9, 2026

Good morning Commissioners:

My name is Jean Coquilla, and I would like to offer a proposal focused on homeowner communication, education, and participation.

I occasionally speak before the Legislature regarding HOA-related statutes and homeowner concerns. However, until recently, I was not aware that these Nevada Commission for Common-Interest Communities and Condominium Hotels meetings existed or that homeowners could participate in them. If someone who follows HOA legislation and public policy was unaware of these meetings, then many ordinary homeowners are likely unaware of them as well. I believe it would be very beneficial for homeowners to know that

they too have an opportunity to offer their voices, comments, and opinions during these public meetings.

Many homeowners living in common-interest communities know that CC&Rs exist. However, knowing that governing documents exist is not the same as understanding the rights, resources, and public participation opportunities available under Nevada law.

In fact, a homeowner can read every page of their CC&Rs and still never learn that:

- Public meetings of this Commission exist.
- Homeowners may attend those meetings remotely.
- Homeowners may provide public comment.
- Homeowners may submit written comments.
- Homeowners may petition for regulatory changes.
- The Nevada Ombudsman's Office exists.
- State-level dispute-resolution and administrative processes may be available.

These are important homeowner resources, yet they are often unknown to the very people they are intended to serve.

Many homeowners assume that everything they need to know is contained within their CC&Rs. However, a homeowner can carefully review those documents and still never learn that public Commission meetings exist, that public comments are accepted, that petitions for regulatory changes may be submitted, or that the Ombudsman's Office and other state resources are available. This information exists, but many homeowners simply do not know where to find it.

Before becoming involved in this process, I did not know that homeowners could attend Commission meetings, participate remotely, submit public comments, petition for regulatory changes, review agendas, or seek information from the Ombudsman's Office. If someone actively researching HOA issues can still discover new rights and resources, then many ordinary homeowners, seniors, veterans, and first-time homebuyers are likely unaware of them as well.

Most homeowners will never hear about these rights through the channels where people typically receive information, such as television, newspapers, radio, community centers, or other public sources. In many cases, homeowners do not learn about available resources until after they receive a violation notice, a fine, a collection letter, or a lien.

For that reason, I respectfully propose that Nevada develop a standardized Nevada Homeowner Rights and Responsibilities Guide – an updated Guide to Living in a Nevada HOA Community.

The guide should be prepared by the State of Nevada, written in plain language, updated periodically, and made available as a free downloadable resource as well as a physical booklet available upon request.

To minimize costs and simplify distribution, the guide could also be provided through a state-maintained internet link that may be included in closing documents, association welcome materials, annual communications, email notices, or association websites.

It should be distributed:

- By real estate professionals during the sale of any home located within a common-interest community.
- By the homeowners' association upon transfer of ownership.
- Through periodic reminders provided by associations.

The purpose of the guide would not be to replace CC&Rs or other governing documents. Rather, it would provide homeowners with information that may not be contained within those documents, including information regarding public participation, homeowner resources, regulatory oversight, and available dispute-resolution processes.

The guide could explain:

- Homeowner rights and responsibilities.
- How to attend meetings and participate in governance.
- How to inspect records.
- How to request a hearing.
- How to submit evidence.
- How to cure a violation.
- How fines, collections, and liens work.
- Available mediation and dispute-resolution resources.
- Ombudsman contact information.
- Public participation opportunities before this Commission.
- How homeowners can submit comments and petition for regulatory changes.

Most homeowners buy a home only a few times in their lives. Most are not attorneys, community managers, board members, or HOA experts. A plain-language guide can help bridge that knowledge gap.

The guide would serve as an updated guide to living in a Nevada HOA community. Its purpose would be to help homeowners understand their rights, responsibilities, available resources, public participation opportunities, and dispute-resolution options so that concerns can be addressed early, fairly, and constructively.

Homeowners should be treated fairly, receive clear notice, be given meaningful opportunities to respond, and be able to participate in processes affecting their property rights. Homeowners cannot meaningfully participate in a system they do not know exists.

The goal is simple. Homeowners should understand both their rights and responsibilities before a problem occurs, not after a violation notice, fine, collection action, or lien has already been issued.

Nevada has already created many valuable homeowner resources, protections, and public participation opportunities. The challenge is ensuring that homeowners know those resources exist and can access them before problems arise.

Thank you for your time and consideration.

Respectfully submitted,

Jean Coquilla